



2454 N. MILWAUKEE ST.

2454 N. MILWAUKEE ST., BOISE, ID 83704

OFFICE/RETAIL

FOR LEASE



PROPERTY HIGHLIGHTS

- Excellent visibility on N. Milwaukee
- New construction in the Greenfield Park Center
- Vanilla shell finish
- Ample parking
- Other tenants in the Center include: Hearing Connection, Edward Jones, Family Eye Center and Northwest Dental Center

PROPERTY INFORMATION:

Available SF: **1,184 SF**

Lease Rate: **\$16.50 SF/yr**

Lease Type: **NNN**

Lot Size: **0.19 Acres**

Building Size: **2,500 SF**

Building Class: **B**

Year Built: **2016**

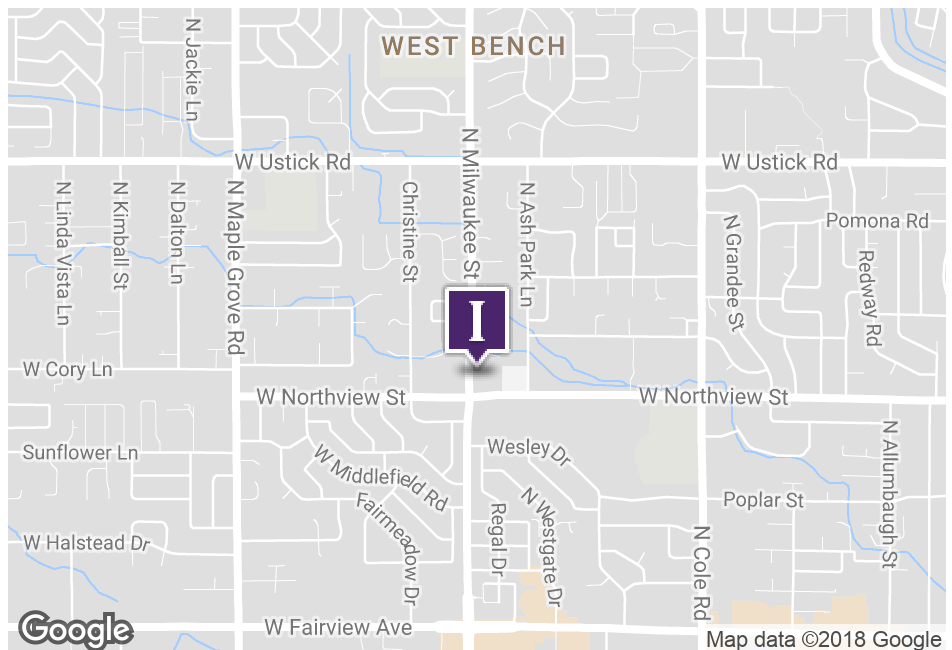
Zoning: **L-OD**

Market: **Boise**

Sub Market: **West Boise**

Cross Streets: **N. Milwaukee St. & W. Northview St.**

SPACE	SIZE (SF)	LEASE RATE
2454	1,184 SF	\$16.50 SF/YR



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
(208) 429.8603 / office / (208) 429-8604 fax

LISTING AGENT:

Darin Burrell
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ADDITIONAL PHOTOS



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INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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RETAILER MAP

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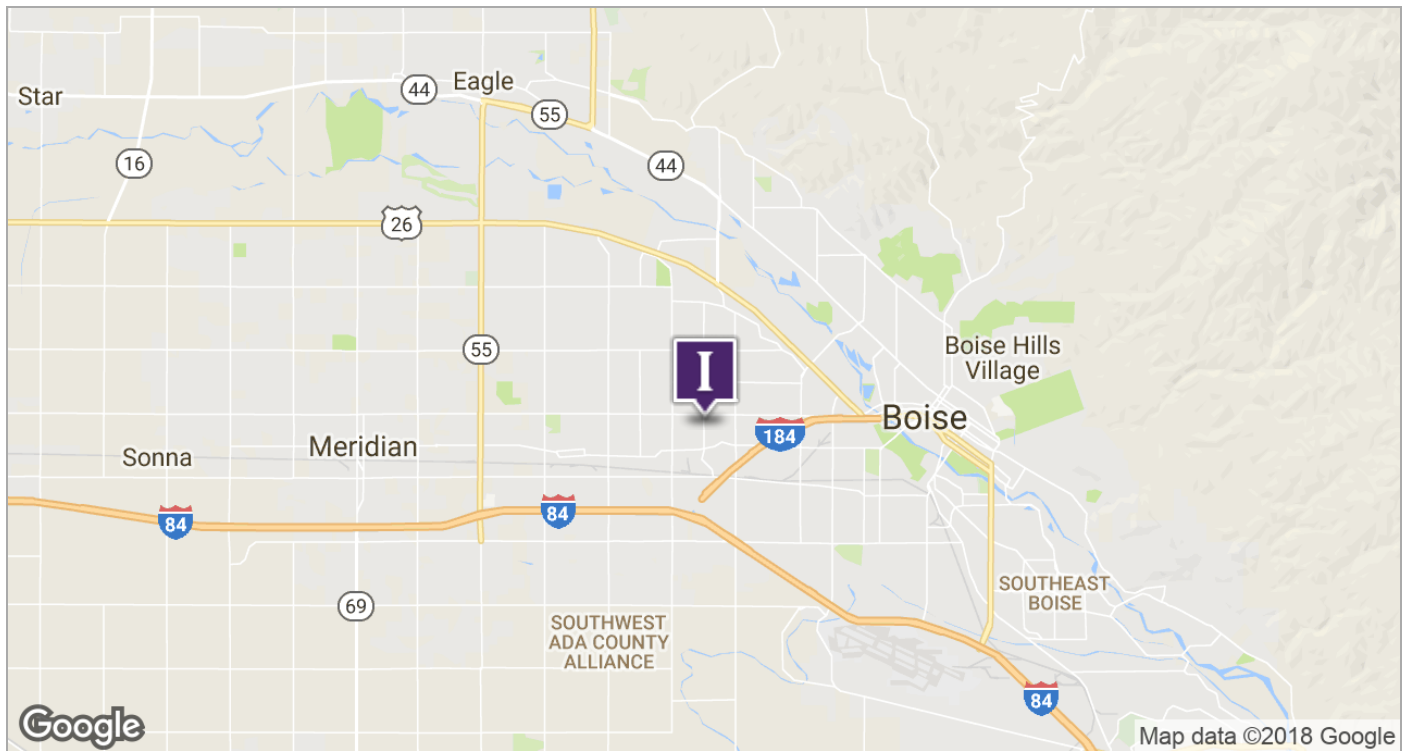
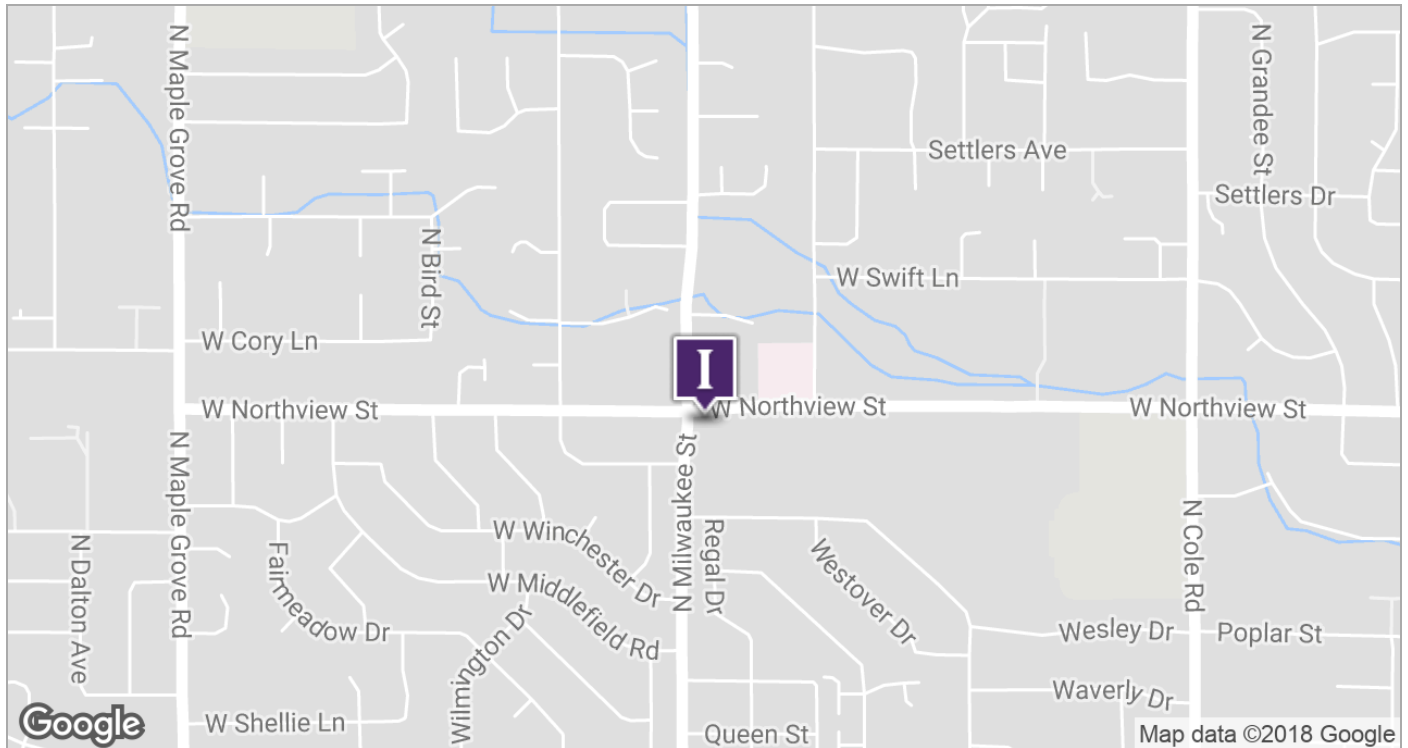
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LOCATION MAPS



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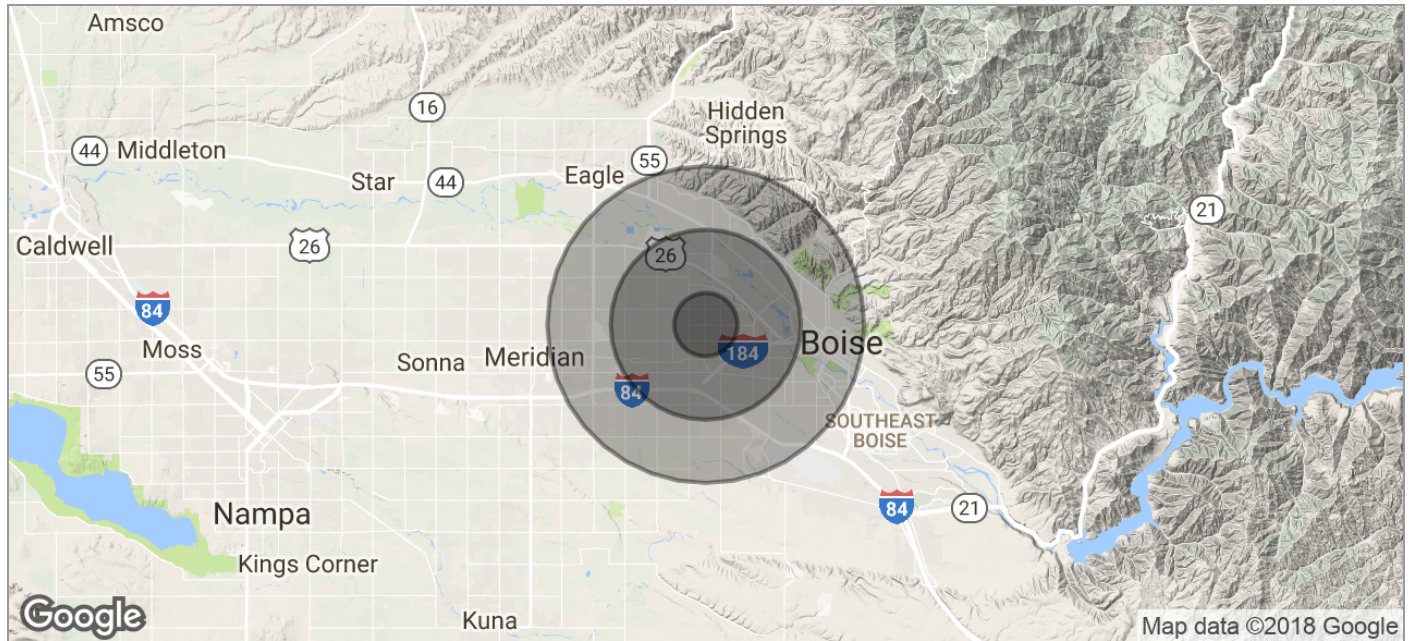
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DEMOGRAPHICS MAP



POPULATION

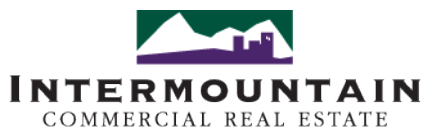
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,645	96,745	210,388
MEDIAN AGE	36.1	35.8	35.9
MEDIAN AGE (MALE)	35.9	34.9	35.0
MEDIAN AGE (FEMALE)	36.2	36.7	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,853	39,682	86,704
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$55,136	\$55,711	\$60,709
AVERAGE HOUSE VALUE	\$201,066	\$186,750	\$210,427

* Demographic data derived from 2010 US Census

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